



**HOUSING AND LAND USE REGULATORY BOARD**  
*GOVERNMENT'S REGULATORY BODY FOR HOUSING AND LAND DEVELOPMENT*

# **2016**

## **ANNUAL REPORT**

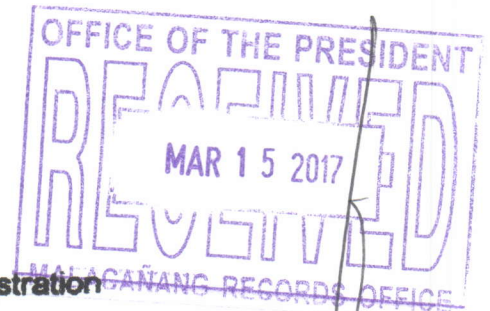


Republic of the Philippines  
Office of the President

Housing and Urban Development Coordinating Council

**HOUSING AND LAND USE REGULATORY BOARD**

27 February 2017



**RIZALINA N. JUSTOL**

Deputy Executive Secretary for Finance and Administration  
Office of the Deputy Executive Secretary for Finance and Administration  
Rm 245 & 247 Mabini Hall  
JP Laurel St., San Miguel  
Manila

Dear DepSec. Justol:

We are pleased to submit the 2016 Annual Report of the Housing and Land Use Regulatory Board. Said report shows the accomplishment of the agency for 2016. Also included are the agency profile, administration and financial resources, consolidated balance sheet and directory of key officers, central and regional operations.

Thank you.

Very truly yours,

  
**RIA CORAZON A. GOLEZ-CABRERA**  
Commissioner

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## Message of the Commissioner

The Housing and Land Use Regulatory Board (HLURB) has accomplished majority of its targets in 2016, specifically on the provision of technical assistance to local government units in the preparation of comprehensive land use plans (CLWPs), review of comprehensive land use plans (CLUPs) and Provincial Physical Framework Plans (PPFPs), registration of Homeowners Associations and Brokers, monitoring of projects issued license to sell and HOA, among others. HLURB also implemented the Zero Backlog Program on cases to facilitate and expedite the disposition of cases which resulted to an increase of cases disposed compared to last year's accomplishment.

Also in 2016, HLURB has embarked into various special projects with different partner agencies such as Mainstreaming of Climate Change Adaptation, Disaster Risks, Biodiversity and Sustainable Land Management in the Comprehensive Land Use Plan (CLUP) and Development of HLURB Monitoring and Evaluation of the Technical Assistance to LGUs, among others.

We are optimistic that our achievements will continue in 2017.

God bless us all.

  
**RIA CORAZON A. GOLEZ-CABRERA**

## **Agency Profile**

### **Vision**

An institution of professionals exemplifying public service with responsibility, integrity, competence and justice geared towards the attainment of well-planned and sustainable communities through the regulation of land use, housing development and homeowners associations, and the just resolution of disputes.

### **Mission**

To promulgate and enforce policies on land use, housing and homeowners associations which promote inclusive growth and economic advancement, social justice and environmental protection for the equitable distribution and enjoyment of development benefits.

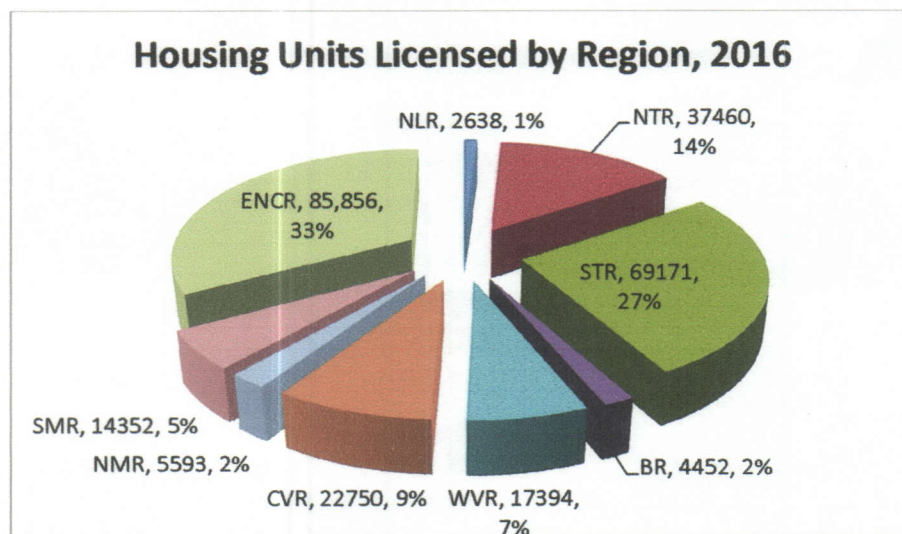
## Agency Accomplishments

### A. License to Sell

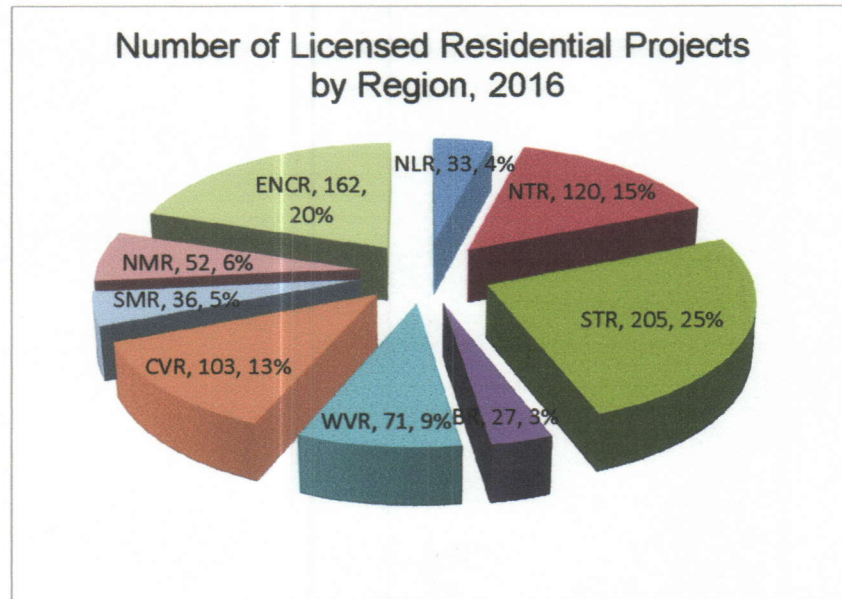
One of the mandates of the HLURB is to regulate the development and sale of subdivision lots and condominium units. The regulation is done primarily through a permitting system which requires developers to secure a license to sell (LS) for their condominium, subdivision projects and other non-residential real estate projects, prior to engaging in any sale.

In 2016, a total of **869** licenses to sell were issued. **809** of the licenses to sell issued were for **residential projects** while **60** of the licenses to sell for **non residential projects**. These figures translate to **259,546 housing units** and **213,841 non-residential units**.

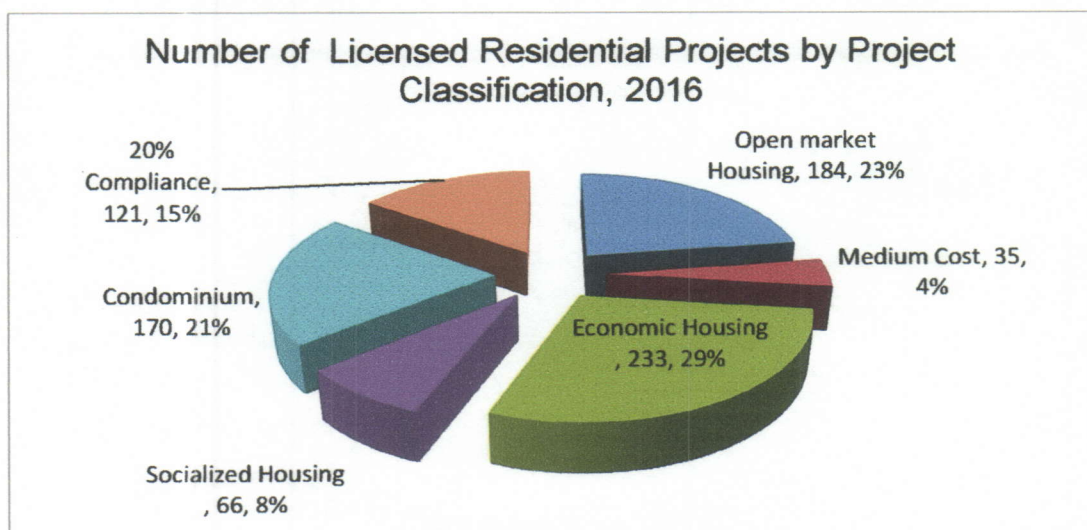
Majority of the licensed **housing units** are located in the Expanded National Capital Region (**ENCR**) with 85,856 units followed by Southern Tagalog Region (**STR**) with **69,171 units** and then by Northern Tagalog Region (**NTR**) with **37,460 units**.



Majority of the licenses issued for **residential projects** are located in Southern Tagalog Region (**STR**) with **25%** (205/809), followed by Expanded National Capital Region (**ENCR**) with **20%** (162/809), and then by Northern Tagalog Region with 15% (120/809).

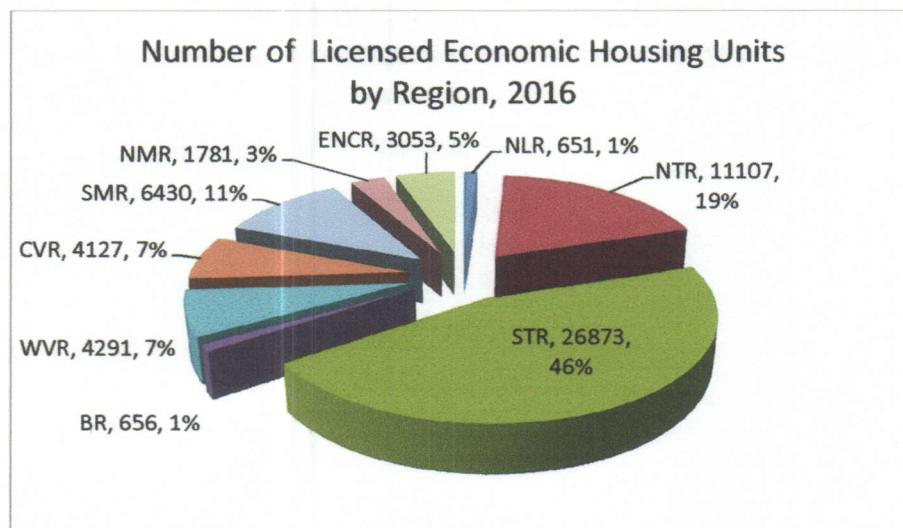


Majority of the licensed **residential projects** were under the category of **Economic Housing** with **29%** (233/809), followed by **Open Market Housing** with **23%** (184/809) and then by **Condominium** with **21%** (170/809).

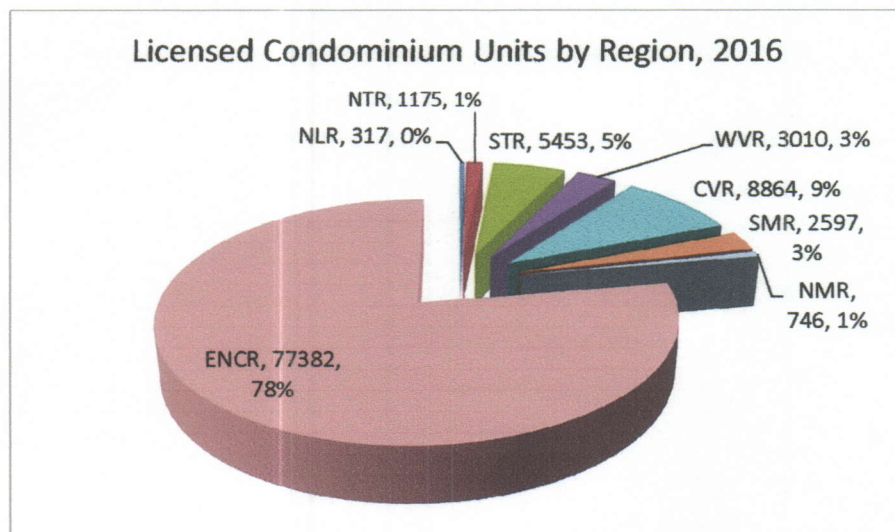




Majority of the licensed Economic Housing Units are located in **STR** with 46% (26,873/88,969), followed by **NTR** with 19% (11,107/88,969), then, followed by Southern Mindanao Region (**SMR**) with 11% (6,430/88,969).

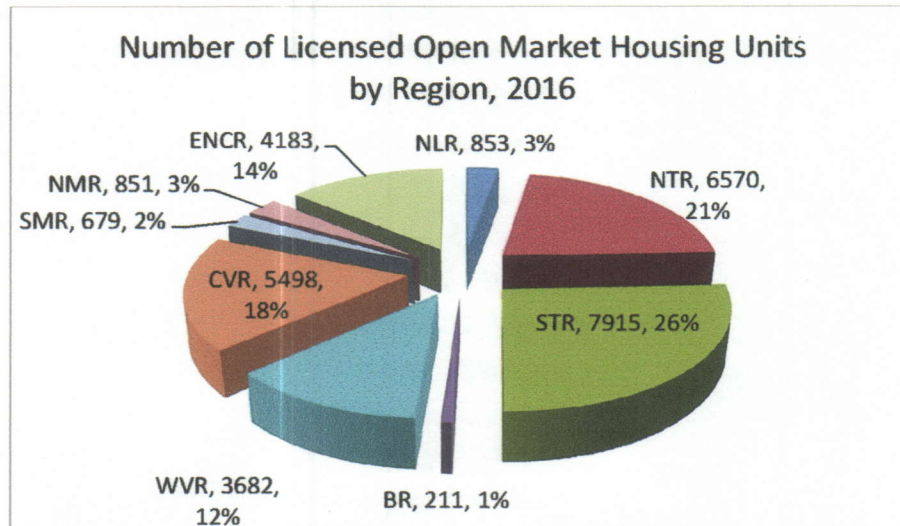


Majority of the licensed Residential Condominium units are located in **ENCR** with 82% (77,382/99,524), followed by Central Visayas Region (**CVR**) with 9% (8,864/99,524) and followed by **STR** with 5% (5,453/99,524)

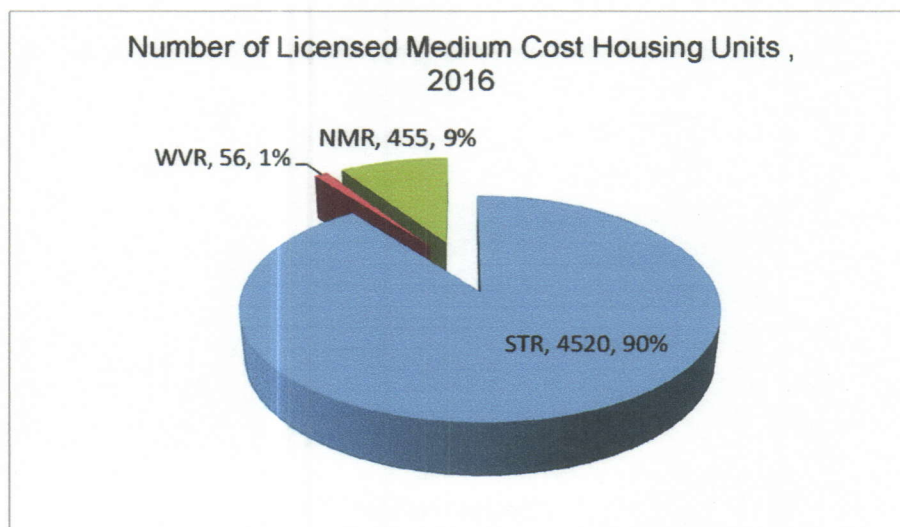




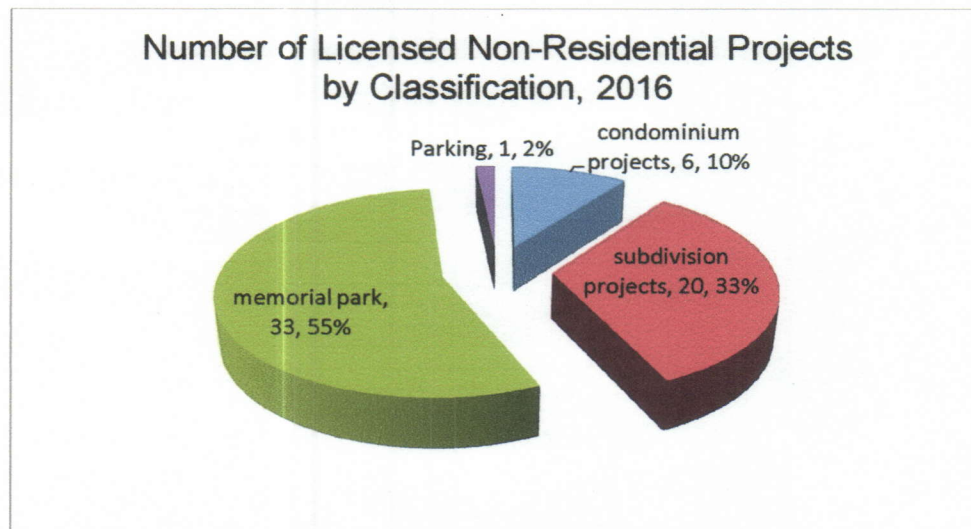
Majority of the licensed Open Market housing units are located in **Southern Tagalog Region (STR)** with 26% (7,915/27,442), followed by Northern Tagalog Region (**NTR**) accounting for 21% (6,570/27,442) and followed by Expanded National Capital Region (**ENCR**) with 14% (4,183/27,442).



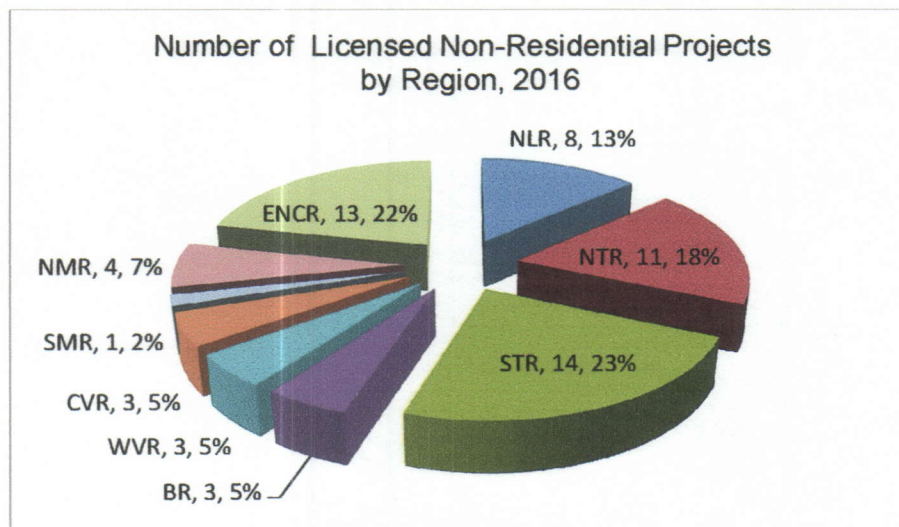
Majority of the licensed Medium Cost housing units are located in Southern Tagalog Region (STR) and Northern Mindanao Region (NMR) with 90% (4,520/5,031) and 9% (455/5,031), respectively.



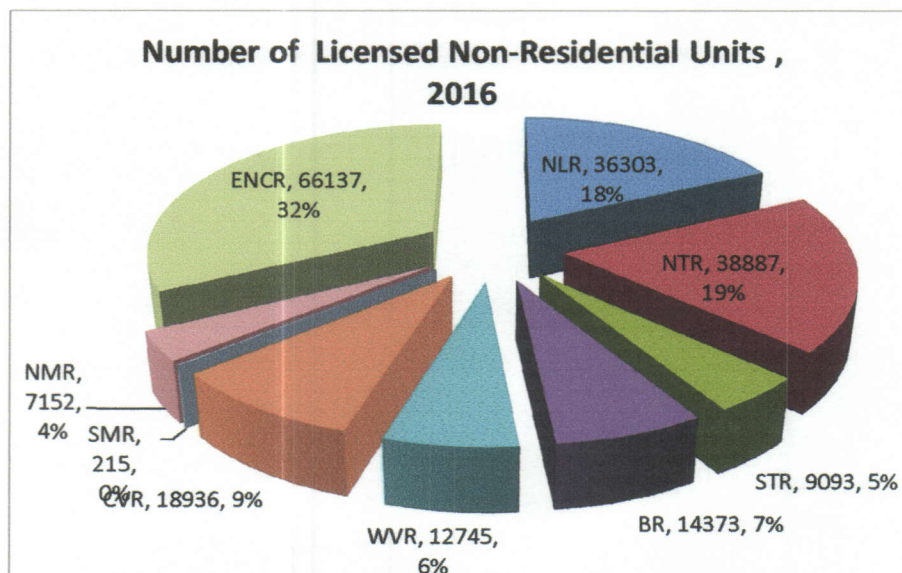
Majority of the licensed **non-residential** projects are **memorial parks** with **55%** (33/60), followed by **subdivisions** consisting of commercial, industrial and farmlot with **33%**(2/16/2/60) and **condominium projects and parking** with **10%** (6/60) and **2%** (1/60), respectively.



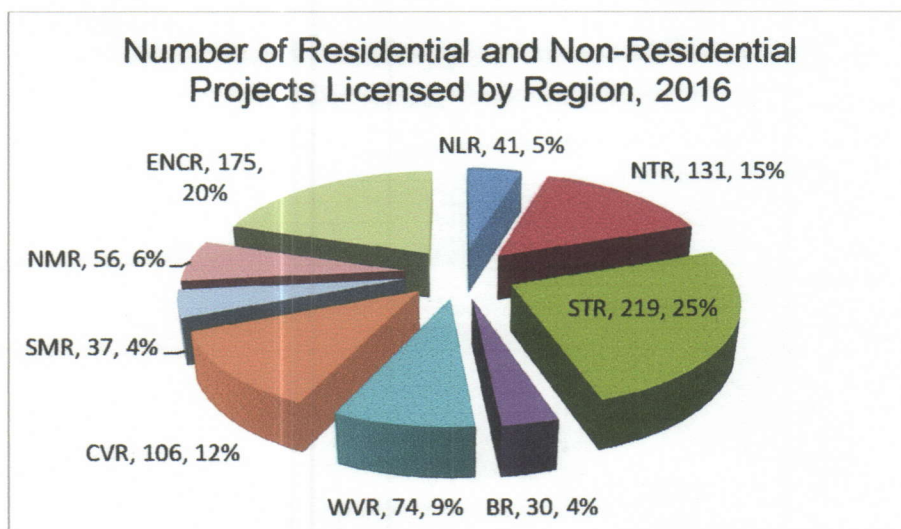
Majority of the licensed **non-residential projects** are located in Southern Tagalog Region (**STR**) with 23% (14/60) followed by Expanded National Capital Region (**ENCR**) with 22% (13/60) and Northern Tagalog Region (**NTR**) with 18% (11/60).



Most of the licensed **non-residential units** are located at Expanded National Capital Region (**ENCR**) with **32%** (66,137/213,841) followed by **Northern Tagalog Region (NTR)** with **19%** (38,887/213,841) and **Northern Luzon Region (NLR)** with **18%** (36,303/213,841)



Overall, majority of the projects issued license to sell are located in Southern Tagalog Region (**STR**) with **25%** (219/869), followed by Expanded National Capital Region (**ENCR**) with **20%** (175/869), and then by Northern Tagalog Region (**NTR**) with **15%** (131/869).

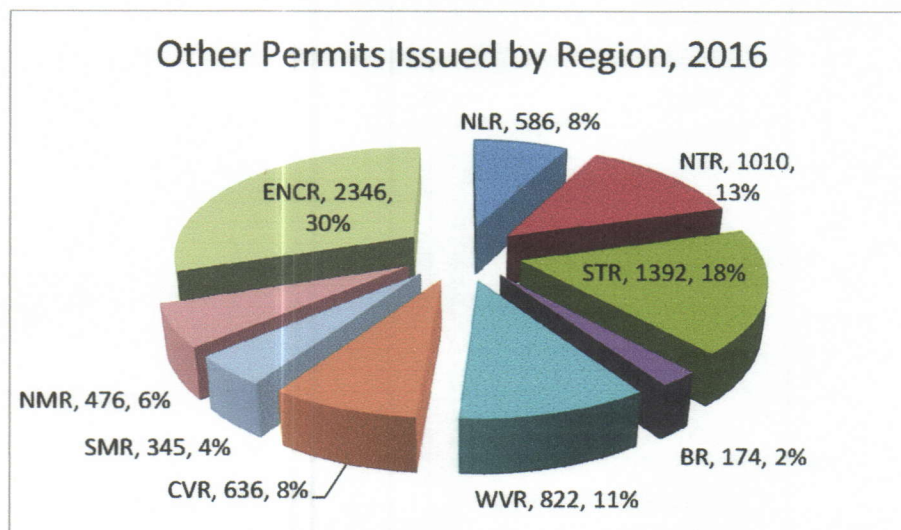




Compared to 2015, there was 2.11% increase in the number of licenses to sell issued in 2016 (869 vs. 851).

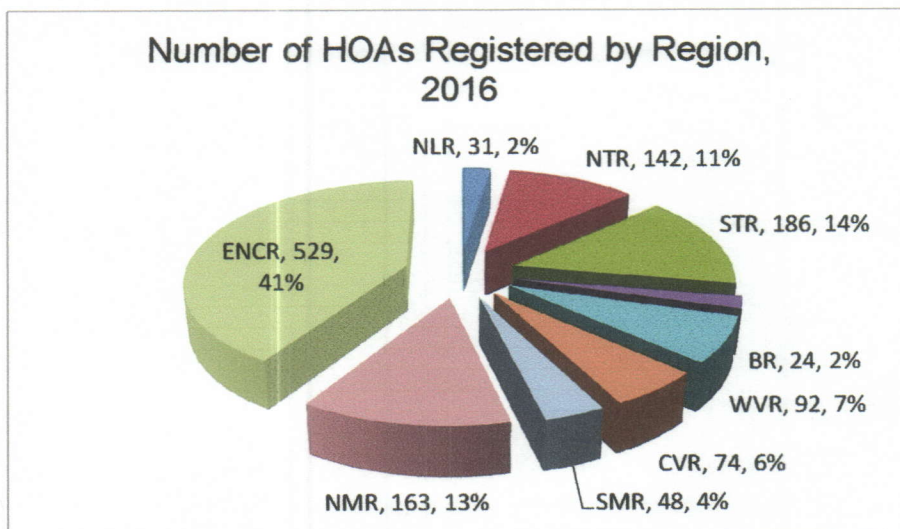
## B. Other Permits/ Clearances

Aside from the license to sell, the HLURB also issues other housing and zoning related permits and clearances, such as locational clearance, zoning certifications, preliminary approval, subdivision and condominium plan approval, certificate of completion, certificate of registration, certificate of non-coverage, clearance to mortgage and certificate of creditable withholding tax. In 2016, a total of **7,787 other permits and clearances** were issued. Majority of these permits were issued in **ENCR** with **30%** (2,346/7,787), **STR** with **18%** (1,392/7,787), and by **NTR** with **13%** (1,010/7,787).



## C. HOA Registration

Under Republic Act no. 8763 (March 7, 2000), the HLURB exercises supervision over homeowners associations (HOAs). In 2016, the HLURB approved applications for registration of **1,289 HOAs**. The bulk of these HOA certificates of registration was issued by **ENCR** with **41%** (529/1289), Southern Tagalog Region (**STR**) got **14%** (186/1289), and Northern Mindanao Region (**NMR**) got **13%** (163/1289).

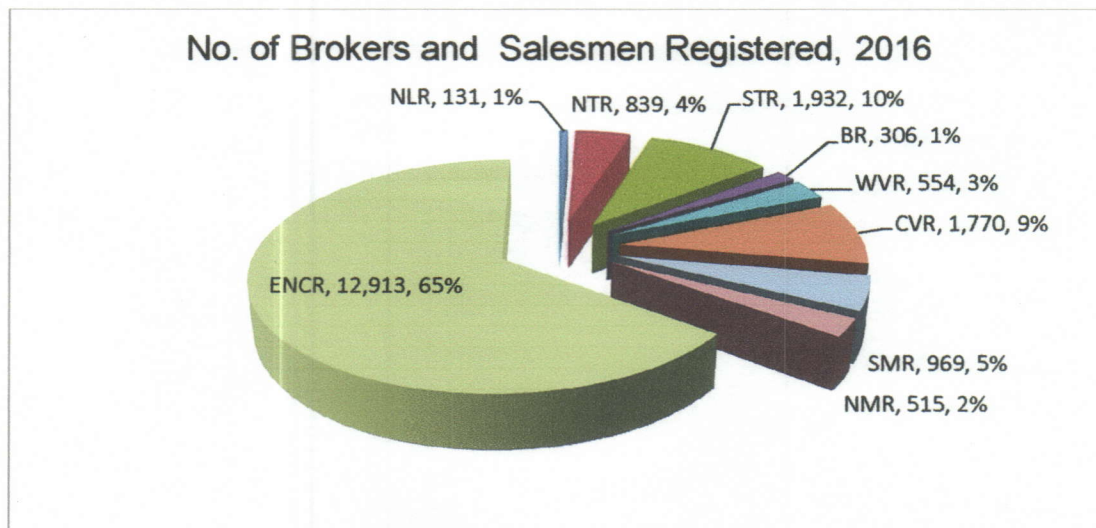


Compared to the previous year, there was a 11.7% increase in HOA registration in 2016 (1289 vs. 1154).

#### **D. Registration of Dealers, Brokers and Salesmen**

Even with the passage in 2010 of the of R.A. 9646 (Real Estate Service Act) which professionalized the work of real estate dealers, brokers and salesmen, the HLURB continues to exercise its mandate to register brokers and salesmen of subdivision lots and condominium units pursuant to the provisions of P.D. 957.

In 2016, a total of **19,929 brokers, salesmen and dealers** were registered. Majority of them were based in **ENCR** with **65%** (12,913/19,929), followed by **STR** which registered for **10%** (1,932/19,929), and **CVR** with **9%** (1,770/19,929).

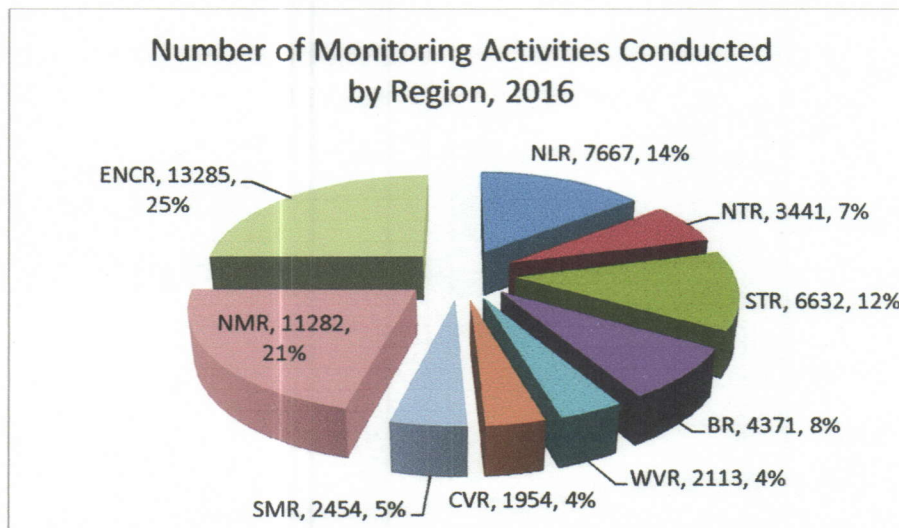


Compared to the previous year, there was a 31.64% increase in dealers/brokers and salesmen's license issued from 15,139 in 2015 to 19,929 in 2016. This is the result of the nationwide information dissemination of the Revised Implementing Rules and Regulations on Dealers, Brokers and Salesmen conducted by HLURB in partnership with the different housing developers' organizations.

### **E. Monitoring**

Incidental to its mandate to regulate the condominium and subdivision trade and business, the HLURB conducts monitoring activities to determine whether projects issued license to sell are completed as per approved plan and schedule, as well as to check violations reported to it. Furthermore, it also conducts monitoring activities inherent to its mandate to supervise homeowners associations. Given the resource constraints, the HLURB was able to conduct a total of **53,199 field and non-field monitoring activities including HOA monitoring in 2016**. Majority of the monitoring activities were conducted in **ENCR** with **25%** (13,285/53,199), **NMR** came in next with **21%** (11,282/53,199), and **NLR** with **14%** (7,557/53,199).



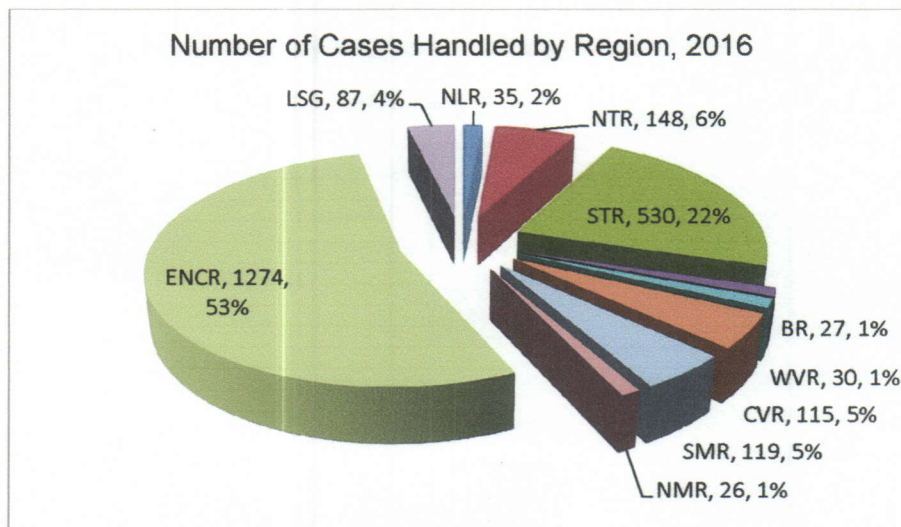


The total number of field and non-field monitoring activities in 2016 (53,199) had increased by 14% compared to the total number of monitoring activities in 2015 (46,568).

## **F. Adjudication**

### **F.1 Regional and LSG Cases**

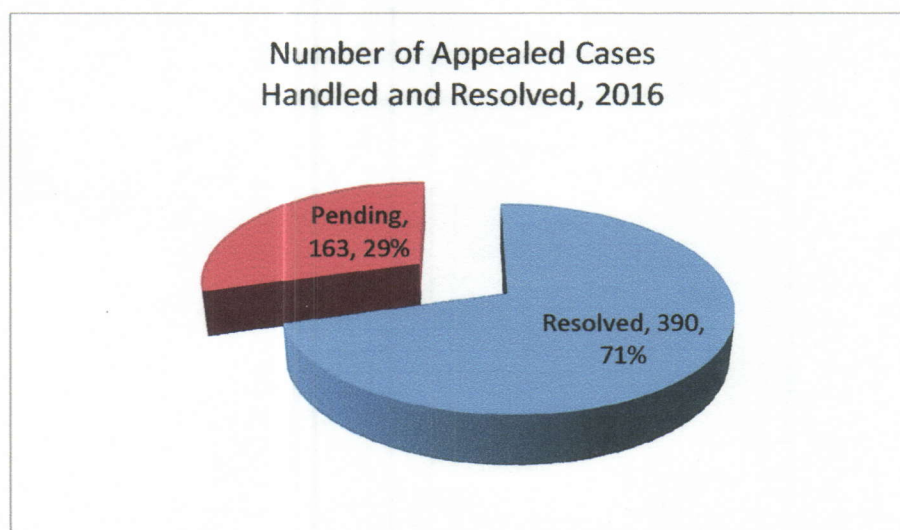
The HLURB is vested with power by law to hear and decide cases filed by subdivision lot or condominium unit buyers against the developer; homeowners disputes; as well as appeals from decisions of local zoning bodies. In 2016, a total of **2,391 cases** at different stages of proceedings were being **handled** by the Regional field offices and Legal Services Group (LSG) of the HLURB. Majority of the cases were filed in **ENCR** with **53%** (1,274/2,391) followed by **STR** with **22%** (530/2,391), and then by **NTR** with **6%** (148/2,391). By the end of the year, **49%** or a total of **1,163 regional and LSG cases** have already been **resolved**.



Compared to the previous year, there was a slight increase of 14.6% in disposed cases from 1,015 in 2015 to 1,163 in 2016.

## F.2 Appealed Cases

Decisions of the Regional Field Offices are appealable to the Board of Commissioners of the HLURB. In 2016, **553 appeals** were handled by the Board of Commissioners. As the year came to a close, 71% or **390 appealed cases** have been **resolved** with the assistance of the Appeals Review Group (ARG).



Compared to 2015, there was a slight decrease in the appealed cases resolved in 2016 (418 vs. 390).

## **G. Planning**

Another major function of the HLURB is to render technical assistance to local government units (LGUs) in the formulation/updating of their comprehensive land use plans (CLUPs). For 2016, 342 LGUs were given technical assistance in the formulation/updating of CLUPs, 218 CLUPs were reviewed as member of Provincial Land Use Committee/Regional Land Use Committee (PLUC/RLUC) and 1,211 CLUPs for approval were monitored. In terms of training, a total of 5,868 participants from different local government units were trained on CLUP formulation, 1,332 participants on CLUP Review and Approval process, 686 participants on Zoning Administration, 763 participants on Subdivision Plan processing and 1,684 participants for other trainings.

The HLURB also reviews and approves the CLUPs of Highly Urbanized Cities (HUC), Independent Component Cities (ICC) and cities and municipalities of Metro Manila and the Provincial Physical Framework Plans (PPFPs). For 2016, seven (7) Provincial Physical Framework Plans (PPFPs) and eight (8) CLUPs were reviewed prior to submission to HLURB for approval, namely: PPFPs of South Cotabato, Zamboanga del Norte, Romblon, Palawan, Cotabato, Occidental Mindoro, Pangasinan and eight (8) CLUPs, namely: San Juan, Quezon City, Valenzuela City, Pasig City, Dagupan, Iligan City, Pasay City, Muntinlupa City.

Finally, on the status of CLUPs, of the 1,634 local government units, 1,466 LGUs or 90% have approved CLUPs of which 415 are updated and 1051 are due for updating while the number of LGUs with no approved CLUP was reduced by 2.9% from 173 in 2015 to 168 in 2016.

## **H. Policy Formulation**

The HLURB periodically revisits its policies and formulates new ones in order to adapt to the ever changing circumstances and in order to fill the gaps in policies for a more effective implementation of its mandates, mission and vision. The Board with the assistance of the Policy Development Group (PDG) and other concerned groups and Technical Working Groups conducted several policy studies and formulated the following policies in 2016, to wit:



## 2016 Approved Policies

No.	Title of Policies	Remarks
1	Amending Board Resolution No. 921, Series of 2014 by Suspending the Requirement of Prior Approval for Advertisements to be Published in Periodicals Such as Newspapers, Tabloids and Magazines	Res. No. 932, Jan. 28, 2016
2	Approving the Participation of Developers of Proposed Residential Subdivision Projects in Land Development and/or Housing Construction of Community Mortgage Program Projects as Compliance with Section 18 of RA 7279, Thereby Amending Section 4.4 of Board Resolution No. 890, Series of 2012	Res. No. 933, , Jan 28, 2016
3	Dispensing with the Requirement of Submission of Deed of Undertaking for Posting of Cash Bond of Dealers, Brokers and Salespersons	MC 01, February 01, 2016
4	Guidelines on Board Resolution No. 926, Series of 2015 or The Revised IRR to Govern the Time of Completion of Subdivision and Condominium Projects Under PD 957, and All other Similar Projects Required by Law and Regulations to be Registered with the HLURB	MC No. 3, February 14, 2016
5	Amending Board Resolution No. 926, Series of 2015 by Extending Until December 31, 2016 the Transitory Period Within Which All On-Going Projects May Apply for a Final Additional Time of Completion	Res. No. 936, June 22, 2016
6	Amending Sections 78 and 79 of the 2011 Revised Rules of Procedures of the HLURB and Appending Section 65-A to Section 65	Res. No. 937, June 22, 2016
7	Promulgating the Guidelines on the Registration of Homeowners Associations Organized Under Government Housing Programs	Res. 942, Oct. 12, 2016
8	Ratifying Resolution No. 009, S. of 2016 of the Executive Committee, Promulgating the Guidelines on the Execution of Judgments, Orders and Awards of the HLURB	R-943, Oct. 12, 2016
9	Balanced Housing Development Program Amendments	MC No. 16, Aug. 22, 2016
10	Withdrawal of Authority and Revocation of Deputation as Zoning Administrators	MC 23, Nov. 23, 2016

HLURB has also embarked into various special projects with different partner agencies with the following outputs:

1. Revised National Urban Development and Housing Framework (NUDHF)
2. HLURB Technical Planning Assistance Program Manual
3. Guideline Mainstreaming Climate Change Adaptation and Disaster Risks in the CLUP
4. Guidelines in Mainstreaming Sustainable Land Management in the CLUP
5. Manual of Procedures in Mainstreaming Biodiversity in the Comprehensive Land Use Plan (CLUP)

## **I. Administration and Finance**

### **I.1 Manpower Resources**

At the end of CY 2016, the total work force of the Board was 397 or there was a decrease by 4 from the previous year's total of 401. Of the 397 employees, 122 or 30.73% were stationed at the Central Office and the remaining 275 or 63.27% were detailed at the Regional Field Offices. At the Central Office, the Administrative Division had the most number of personnel with thirty-three (33), followed by the Finance Division with eighteen (18). The Offices of the Commissioner for Legal Affairs and Plans and Programs Group and the Office of Commissioner for Admin and Planning had the least number of personnel, with only three (3). Among the Regional Offices, the ENCR had the most number of personnel with fifty-six (56), followed by the STR with forty-six (46) employees.

In terms of workforce status, 388 employees held permanent positions and 9 held temporary with fixed-term positions. 315 employees occupied technical positions while 82 were non-technical or administrative items.

Female employees were higher in number with 231 compared to male employees at 166

# SUMMARY OF HLURB PERSONNEL DISTRIBUTION PER OFFICE/GROUP

4th Quarter CY 2016  
(as of 31 December 2016)

OFFICE/REGION		S T A T U S						P O S I T I O N				TOTAL
		Permanent		Temporary		w/FixedTerm		Technical		Non-Tech.		
		M	F	M	F	M	F	M	F	M	F	
Office of the Chief Executive Officer		-	-	1	1	-	-	1	1	-	-	2
Board Secretariat		1	5	-	-	-	-	-	5	1	-	6
Appeals Review Group		4	9	-	-	-	-	4	7	-	2	13
Office of the Commissioner for Finance and IT		1	2	1	-	-	1	1	2	1	1	5
Finance Division		6	12	-	-	-	-	6	6	-	6	18
Information, Communication and Technology Division		4	1	1	-	-	-	5	1	-	-	6
Office of the Commissioner for Legal Services and Plans and Programs		1	1	-	-	1	-	2	1	-	-	3
Plans and Programs Group		3	6	-	-	-	-	3	5	-	1	9
Legal Services Group		7	4	-	-	-	-	7	3	-	1	11
Office of the Commissioner for Admin and Planning		-	2	-	-	-	1	-	1	-	2	3
Administrative Division		16	16	1	-	-	-	3	10	14	6	33
Policy Development Group		3	10	-	-	-	-	3	8	-	2	13
SUB-TOTAL		46	68	4	1	1	2	35	50	16	21	122
Expanded National Capital Regional Field Office		22	34	-	-	-	-	19	28	3	6	56
Northern Luzon Regional Field Office		14	20	-	-	-	-	12	18	2	2	34
Northern Tagalog Regional Field Office		6	13	-	-	-	-	6	10	-	3	19
Southern Tagalog Regional Field Office		21	24	1	-	-	-	15	21	7	3	46
Bicol Regional Field Office		7	11	-	-	-	-	7	7	-	4	18
Western Visayas Regional Field Office		8	11	-	-	-	-	7	8	1	3	19
Central Visayas Regional Field Office		9	16	-	-	-	-	9	14	-	2	25
Northern Mindanao Regional Field Office		14	16	-	-	-	-	12	14	2	2	30
Southern Mindanao Regional Field Office		13	15	-	-	-	-	11	12	2	3	28
SUB-TOTAL		114	160	1	0	-	-	98	132	17	28	275
GRAND TOTAL		160	228	5	1	1	2	133	182	33	49	397



## **Local Training**

1. 42<sup>nd</sup> National Convention of the United Architects of the Philippines, April 21-22, 2016, SMX Convention Center, Pasay City, United Architects of the Philippines
2. Mandatory Continuing Legal Education (MCLE), June 14-17, 2016, 2/F Conference Room, UP Law Center
3. International Conference on Urban Development, July 11-14, 2016, Sofitel Philippine Plaza, Pasay City
4. Customized Training on the use of Government Accounting Manual (GAM) in Accordance with the Philippine Public Sector Accounting Standards (PPSAS) to be Uniformly adopted by the Finance Personnel of the Central Office and nine Regional Field Offices conducted by Commission on Audit Professional and Institutional Development Sector (COS-PIDS) at the COA, Commonwealth Avenue, Quezon City, October 24-28, 2016
5. Key Shelter Agencies (KSAs) Training Workshop on the Preparation of Gender and Development (GAD) Plan and Budget for 2018 and GAD Accomplishment for FY 2016
6. 2016 PIEP National Convention, Hotel Dusit Thani, Makati City, November 8-9, 2016
7. Orientation Workshop on Climate Change Actions: Mitigation 101, Astoria Plaza, Pasig City, November 28, 2016
8. Orientation on Monitoring and Evaluation, Dolcelatte Café Gourmet South Triangle, Quezon City, October 27, 2016
9. Asian Development Bank (ADB) Capacity Building Workshop and Team Meeting Mission Under ADB Technical Assistance (TA8350) for Regional Climate Projections, ADB Mandaluyong City, August 23-25, 2016
10. 2016 International Conference on Urban Development Accelerating Resilience and Inclusive Growth, USAID, Sofitel Philippines Plaza, Pasay City, July 12-13, 2016
11. Orientation and Planning Workshop on the Development of a Supplemental Guidelines on the Integration of Sustainable Land Management (SLM) in the Comprehensive Land Use Plan, BSWM, Hive Hotel, Scout Tuazon, Quezon City, June 30, 2016

12. Mainstreaming Biodiversity in the Local Land Use Planning Process of Local Government Units (LGUs): HLURB Training of Trainors, DENR Biodiversity Partnerships Project (BPP), Mati, Davao, June 13-17, 2016
13. Support to the Philippines in Shaping and Implementing the International Climate Regime (Support CCC II): Operational Planning Workshop
14. Seminar/Study Tour Related to the JICA Urgent Development Study on the Rehabilitation and Recovery from Typhoon Yolanda organized by JICA, Higashi-Matsushima, Japan, March 10-17, 2016
15. PEDRR International Workshop on Ecological Engineering for Disaster Risk Reduction, Bonn Germany, June 13-17, 2016
16. International EbA Community in Practice Workshop, Berlin, Germany, June 13-17, 2016

#### **In-house Training**

1. Updating on COA Circular No. 2016-007 dated 22 October 2015 Re: Prescribing the Government Accounting Manual for Use of all National Government Agencies, January 18-22, 2016, Puerto Princesa Palawan
2. Capability Building for HLURB Regional Technical Staff and Monitors, Subic Bay Travelers Hotel and Event Center, Zambales, June 20-23, 2016
3. HLURB Sheriff Seminar Workshop, June 28-30, 2016 La Breza Hotel, Quezon City
4. 2016 HLURB Legal Forum, Syquoia Hotel, Quezon City, November 9-11, 2016
5. GSIS Update on Claims, Loans, Retirement and Other Benefits, August 11 & 12, 2016, HLURB
6. BAR Review, July 1-October 2016

## **I.2 Financial Resources**

The budget of the Board for CY 2016 was nine hundred eighteen million five hundred seventy seven thousand and four hundred nine pesos (918, 577,409) broken down as follows:

GAA:

General Fund	P183, 967,000
Special Account in the General Fund 151	
MOOE	107,795,000
Additional MOOE (Rental)	12,554,360
Capital Outlay	558,303,000
Automatic Appropriation	
RLIP (Unfunded Positions)	84,791
RLIP	17,413,000
1 <sup>st</sup> Tranche	1,508,000
Miscellaneous Personnel Benefits Fund	
1 <sup>st</sup> Tranche	13,656,000
Salary (for 6 newly unfunded positions)	2,758,274
Performance Based Bonus	4,018,100
Mid-Year Bonus	13,232,032
Pension Gratuity Fund	3,287,852
<b>Total</b>	<b>918,577,409</b>



**HOUSING AND LAND USE REGULATORY BOARD**  
**STATEMENT OF FINANCIAL POSITION**  
**ALL FUNDS**  
**AS AT DECEMBER 31, 2016**

<b>ASSETS</b>	<b>Note</b>	<b>2016</b>	<b>2015</b>
<b>Current Assets</b>			
Cash and Cash Equivalents	5	1,474,977,790.34	867,812,773.61
Receivables	6	1,417,685.90	1,604,639.41
Inventories	7	3,488,327.67	2,823,634.83
Other Current Assets	8	-	5,999,683.50
<b>Total Current Assets</b>		<b>1,479,883,803.91</b>	<b>878,240,731.35</b>
<b>Non-Current Assets</b>			
Property, Plant and Equipment	9	252,195,919.71	257,736,371.69
Intangible Assets	10	5,216,686.07	3,468,080.00
Other Non-Current Assets	8	172,464,879.65	-
<b>Total Non-Current Assets</b>		<b>429,877,485.43</b>	<b>261,204,451.69</b>
<b>Total Assets</b>		<b>1,909,761,289.34</b>	<b>1,139,445,183.04</b>
<b>LIABILITIES</b>			
<b>Current Liabilities</b>			
Financial Liabilities	11	1,374,291.59	5,233,153.23
Inter-Agency Payables	12	7,432,183.81	743,458.62
Other Payables	14	82,747.62	71,167.16
<b>Total Current Liabilities</b>		<b>8,889,223.02</b>	<b>6,047,779.01</b>
<b>Non-Current Liabilities</b>			
Trust Liabilities	13	79,411,626.90	65,694,415.77
<b>Total Non-Current Liabilities</b>		<b>79,411,626.90</b>	<b>65,694,415.77</b>
<b>Total Liabilities</b>		<b>88,300,849.92</b>	<b>71,742,194.78</b>
<b>NET ASSETS/EQUITY</b>			
Accumulated Surplus/Deficit		1,821,460,439.42	1,067,702,988.26
<b>Total Net Assets/Equity</b>		<b>1,821,460,439.42</b>	<b>1,067,702,988.26</b>

This statement should be read in conjunction with the accompanying notes.

**HOUSING AND LAND USE REGULATORY BOARD  
STATEMENT OF FINANCIAL PERFORMANCE  
ALL FUNDS  
FOR THE YEAR ENDED DECEMBER 31, 2016**

	Note	<u>2016</u>	<u>2015</u>
<b>Revenue</b>			
Service and Business Income	15	446,334,146.22	456,118,451.20
<b>Total Revenue</b>		<u><b>446,334,146.22</b></u>	<u><b>456,118,451.20</b></u>
<b>Less: Current Operating Expenses</b>			
Personnel Services	16	244,054,803.28	228,111,999.11
Maintenance and Other Operating Expenses	17	106,430,017.29	106,548,035.83
Non-Cash Expenses	18	<u>11,191,469.55</u>	<u>11,749,327.27</u>
<b>Total Current Operating Expenses</b>		<u><b>361,676,290.12</b></u>	<u><b>346,409,362.21</b></u>
<b>Surplus (Deficit) from Current Operations</b>		<b>84,657,856.10</b>	<b>109,709,088.99</b>
Net Financial Assistance/Subsidy	19	232,571,975.81	364,429,988.67
Sale of Assets	20	385,900.00	-
Miscellaneous Income	20	14,534.16	-
Gains	21	275,309.10	1,311,350.62
Losses	22	(741,451.75)	(963,086.94)
<b>Surplus (Deficit) for the period</b>		<u><b>317,164,123.42</b></u>	<u><b>474,487,341.34</b></u>

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This statement should be read in conjunction with the accompanying notes.

**HOUSING AND LAND USE REGULATORY BOARD  
STATEMENT OF CHANGES IN NET ASSETS/EQUITY  
ALL FUNDS  
FOR THE YEAR ENDED DECEMBER 31, 2016**

	<b>2016</b>	<b>Accumulated Surplus/(Deficit) 2015</b>
<b>Balance at January 1</b>	<b>1,067,642,282.80</b>	<b>597,063,222.21</b>
<b>Add/(Deduct):</b>		
Changes in Accounting Policy	(426,949.93)	-
Prior Period Errors	436,971,266.20	(3,254,440.68)
Other Adjustments	(2,191,603.51)	(695,535.97)
<b>Restated balance</b>	<b><u>1,501,994,995.56</u></b>	<b><u>593,113,245.56</u></b>
<b>Add/(Deduct):</b>		
<b>Changes in Net Assets/Equity for the Calendar Year</b>		
Surplus for the period	317,164,123.42	474,487,341.34
Adjustments of net revenue recognized directly in net assets/equity	1 -	261,724.11
Others <sup>2</sup>	<u>2,301,320.44</u>	<u>(159,322.75)</u>
<b>Balance at December 31</b>	<b><u>1,821,460,439.42</u></b>	<b><u>1,067,702,988.26</u></b>

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\*1 - Net revenue deposited with the National Treasury (revenue including constructive receipt of income by Foreign Based Agencies and income remitted by agencies thru TRA)

\*2 - Direct adjustments to Net Assets/Equity which are not revenue or expenses (e.g. transfer of PPE from one of the agency to another directly charged to Accumulated Surplus/(Deficit))

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*This statement should be read in conjunction with the accompanying notes.*



## Directory of Officials and Key Positions:

### LEONCIO B. EVASCO, JR.

Chair, Housing and Urban Development Coordinating Council  
15th Floor Banco De Oro Bldg., Paseo de Roxas, Makati City

#### FULL TIME COMMISSIONERS

Chief Executive Officer and Commissioner  
Housing and Land Use Regulatory Board,  
Sunnymede IT Center  
1614 Quezon Avenue, West Triangle, Quezon City  
Tel. Nos. 924-33-78

Supervising Commissioner for:  
Board Secretariat (BS)  
Appeals Review Group (ARG)  
Expanded National Capital Region – ENCR (Metro Manila and Rizal )  
Southern Tagalog Region – STR (Regions IV-A & IV-B)

#### Atty. RIA CORAZON A. GOLEZ-CABRERA

Commissioner  
Housing and Land Use Regulatory Board,  
Sunnymede IT Center  
1614 Quezon Avenue, West Triangle, Quezon City  
Tel. Nos. 924-33-60

Supervising Commissioner for:  
Finance Division (FD)  
Information and Communications Tech. Division (ICTD)  
Central Visayas Region – CVR (Region VII and VIII)  
Western Visayas Region – WVR (Region VI)

#### Atty. LINDA L. MALENAB-HORNILLA

Commissioner  
Housing and Land Use Regulatory Board,  
Sunnymede IT Center  
1614 Quezon Avenue, West Triangle, Quezon City  
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Supervising Commissioner for:  
Policy Development Group (PDG)  
Administrative Division (AD)  
Northern Tagalog Region – NTR (Region III)  
Bicol Region – BR (Region V)

#### Atty. LUIS A. PAREDES

Commissioner  
Housing and Land Use Regulatory Board,  
Sunnymede IT Center  
1614 Quezon Avenue, West Triangle, Quezon City  
Tel. Nos. 924-33-70

Supervising Commissioner for:  
Plans and Programs Group (PPG)  
Legal Affairs Group (LAG)  
Northern Luzon Region – NLR (Region I, II and CAR)  
Northern Mindanao Region – NMR (Region IX, X & XIII)  
Southern Mindanao Region – SMR (Region XI & XII)

#### EX-OFFICIO COMMISSIONERS

#### ANTONIO T. KHO, JR.

Undersecretary  
Department of Justice (DOJ)  
DOJ Building, Padre Faura, Manila, 1104  
Tel. No. (632) 525-1680

#### ROLANDO G. TUNGPALAN

Undersecretary  
National Economic and Development Authority (NEDA)  
NEDA Building, Amber Ave., Pasig City, 1600  
Tel No. (632) 631-21-86

#### MARIA CATALINA Z. CABRAL

Undersecretary  
Department of Public Works and Highways (DPWH)  
DPWH Building, Port Area, Manila, 1002  
Tel. No. (632) 499-4114

#### AUSTERE A. PANADERO

Undersecretary  
Department of Interior and Local Government (DILG)  
NAPOLCOM Center, EDSA corner Quezon Ave., Q.C.  
Tel. No. (632) 925-0347 or 61 (FAX)

## Central Office Operations

Group/Division	Group/Division Head	Contact Numbers	Email address
Administrative Division	Lualhati C. Francisco	924-33-65	<a href="mailto:hcmd@hlurb.gov.ph">hcmd@hlurb.gov.ph</a>
Finance Division	Marizel B. Correos	924-34-74	<a href="mailto:fd@hlurb.gov.ph">fd@hlurb.gov.ph</a>
Information Communication Technology Division	Runel B. Taningco	927-2698 927-2731	<a href="mailto:ictd@hlurb.gov.ph">ictd@hlurb.gov.ph</a>
Board Secretariat	Charito Bunagan Lansang		<a href="mailto:bdsec@hlurb.gov.ph">bdsec@hlurb.gov.ph</a>
Appeals Review Group	Ma. Luisa G. Pangan	924-3371	<a href="mailto:arg@hlurb.gov.ph">arg@hlurb.gov.ph</a>
Legal Services Group	Cesar A. Manuel		<a href="mailto:lsg@hlurb.gov.ph">lsg@hlurb.gov.ph</a>
Policy Development Group	Nora L. Diaz	929-7798 9243386	<a href="mailto:pdg@hlurb.gov.ph">pdg@hlurb.gov.ph</a>
Plans and Programs Group	Arturo M. Dublado	924-33-89	<a href="mailto:ppg@hlurb.gov.ph">ppg@hlurb.gov.ph</a>

## Regional Operations

REGION	REGIONAL OFFICER	CONTACT NUMBERS	EMAIL ADDRESS	WEBSITE
Northern Luzon Region(CAR, I, II) Leonard Wood Road, Botanical Garden, Baguio City	Dir. Teresita V. Galacgac, CESO V	(074) 442-5338	nlr@hlurb.gov.ph	<a href="http://nlr.hlurb.gov.ph/">http://nlr.hlurb.gov.ph/</a>
Northern Tagalog Region(III) 3rd Flr., Insular Life Bldg. Dolores St., San Fernando, Pampanga	Atty. Dunstan San Vicente	(045) 963-7376 (045) 861-2665	ntr@hlurb.gov.ph	<a href="http://ntr.hlurb.gov.ph/">http://ntr.hlurb.gov.ph/</a>
National Capital Region(Metro Manila, Rizal) 2nd Flr., HLURB Bldg. Kalayaan Ave., cor. Mayaman St., Diliman, Quezon City	Dir. Alfredo Gil M. Tan II, CESO V, EnP	(02) 924-6658 – <i>Permits, Registration and Licensing</i> (02) 924-6658 – <i>Planning</i> (02) 926-1065 – <i>Adjudication</i> (02) 924-6660 – <i>Monitoring</i> (02) 920-3500 – <i>Records</i> (02) 929-8869 – <i>HOA</i>	ncr@hlurb.gov.ph	<a href="http://encr.hlurb.gov.ph/">http://encr.hlurb.gov.ph/</a>
Southern Tagalog Region(IV-A, IV-B) Dencris Business Center, National Highway, Brgy. Halang, Calamba City (behind DENR Region IV-A and Pag-IBIG Fund Laguna Office)	Arch. Jose O. Peña	(049) 502-9751 (049) 502-9822	str@hlurb.gov.ph	<a href="http://str.hlurb.gov.ph/">http://str.hlurb.gov.ph/</a>
Bicol Region (V) 3rd Floor, Insular Bldg. Rizal St., Legazpi City	Dir. Jesse A. Obligacion, CESO V	(052) 481-1622 (052) 480-6678	br@hlurb.gov.ph	<a href="http://br.hlurb.gov.ph/">http://br.hlurb.gov.ph/</a>



<p>Western Visayas Region(VI)</p> <p>WVR</p> <p>INJAP Bldg., Diversion 2011</p> <p>Diversion Road, Mandurriao, Iloilo City</p>	<p>En. P. Rosemarie M. Bermejo</p>	<p>(033) 321-6177</p> <p>(033) 501-8202</p>	<p>wvr@hlurb.gov.ph</p>	<p><a href="http://wvr.hlurb.gov.ph/">http://wvr.hlurb.gov.ph/</a></p>
<p>Central Visayas Region(VII, VIII)</p> <p>Rm 608, 6th Flr, Club Ultima Tower, Fuente Osmeña Avenue, Cebu City</p>	<p>Engr. Francis D. Ordeniza</p>	<p>(032) 254-4564</p> <p>(032) 418-7990</p>	<p>cvr@hlurb.gov.ph</p>	<p><a href="http://cvr.hlurb.gov.ph/">http://cvr.hlurb.gov.ph/</a></p>
<p>Northern Mindanao Region(IX, X, XIII)</p> <p>3rd Floor, Dupoint Bldg., Velez-akut Street, Cagayan De Oro City</p>	<p>Ms. Charito A. Raagas</p>	<p>(088) 856-5088</p> <p>(088) 272-1466</p>	<p>nmr@hlurb.gov.ph</p>	<p><a href="http://nmr.hlurb.gov.ph/">http://nmr.hlurb.gov.ph/</a></p>
<p>Southern Mindanao Region (XI, XII)</p> <p>GB CAM Bldg., Monteverde Avenue, cor. Alvarez St., Davao City</p>	<p>Dir. Roberto Mauro Miguel T. Palma Gil</p>	<p>(082) 222-2895</p> <p>(082) 225-3875</p>	<p>smr@hlurb.gov.ph</p>	<p><a href="http://smr.hlurb.gov.ph/">http://smr.hlurb.gov.ph/</a></p>